



MINUTES – AGENCY MEETING – December 20, 2016

Time & Place: 12:00 Noon, Ebenezer Watts Conference Center,
49 S. Fitzhugh Street, Rochester, New York

Board Present: A. Burr (Chair), G. Collins, A. Meleo, J. Popli, M. Worboys -Turner

Board Excused: P. Buckley, D. Kuntz

Also Present: Jeffrey Adair (Executive Director), M. Geise (ED Director), R. Baranello Endress, Esq.

Chair Burr called the meeting to order. Jay Popli led the Pledge of Allegiance.

Chair Burr opened the Public Forum. One speaker offered comments, and was reminded that all public comments must be related to the agenda, and that comments that are general in nature must be submitted to COMIDA in writing prior to the monthly board meeting. There being no further speakers, the Public Forum was closed.

Yvonne Lowrey, a member of Loewke Brill Consulting Group, Inc., presented the Monitoring Report for the period of November 1, 2016 – November 30, 2016. During that time, 79 monthly and 6 follow up visits were conducted. Of the 656 workers that were identified, 17 were noncompliant on the initial visit. As of November 30, 2016, all monitored sites were compliant. Loewke Brill delivered 2 signs to new projects.

Jeffrey Adair, Executive Director, presented the following applications for agency consideration:

Action Towing of Rochester, Inc.

Sales Tax Exemptions Only

Action Towing of Rochester, Inc. (Action) was represented by Craig Camp. Action, which is located in the Town of Henrietta, provides auto repair, towing and emergency road services throughout Monroe County. Action, who has been serving the public since 2002, currently has contracts with AAA and the Monroe County Sheriff's Dept. Action is proposing to purchase a 2017 International Tow Truck, due to the demand resulting from their continued growth. The \$107,380 project is projected to create 2 new FTEs over the next three years, while current employment is at 34 FTEs. Action was approved for a GreatRate on the equipment purchases through the Monroe County Industrial Development Corporation (MCIDC), and is seeking approval of the EquiPlus sale tax exemption through the County of Monroe Industrial Development Corporation (COMIDA). The Benefit/Incentive ratio is 6.2:1. After a brief discussion and on a motion made by J. Popli and seconded by G. Collins, an inducement and final resolution was adopted approving the subject project. All Aye.

Three City Center Partners, LLC

Lease/Leaseback with Abatement

Three City Center Partners, LLC (Three City) was represented by Peter Landers. Three City, a real estate development partnership, is proposing the purchase and redevelopment of a 200,000 square foot office building in the City of Rochester. The Clinton Street location, which has been vacant for 2 years, will serve as M&T's Regional Headquarters. M&T Bank will occupy 56,000 square feet of the building. The project is projected to create 2.5 new FTEs over the next three years. The applicant is seeking approval of property tax abatement on any increase in the assessed value due to renovations. The job creation requirement is 1 FTE, and the Benefit/Incentive ratio is 2.5:1. A Public Hearing was held in the City of Rochester on December 20, 2016. Upon inquiry by Chair Burr, the applicant representative confirmed that they are aware of the Local Labor requirements. The project is exempt from SEQR. After a brief discussion and on a motion made by A. Meleo and seconded by G. Collins, an inducement resolution and final resolution for exemption from sales and mortgage recording tax and approval of PILOT Agreement was adopted approving the subject project. All Aye.

PGH Kirstein, LLC (PGH) was represented by Andrew Crossed. PGH, a Rochester-based development company, is proposing to acquire and renovate the 52,000 square foot Kirstein Building located at 234-250 Andrews Street in the City of Rochester. The purchase of the 6-story building (plus a lower level), and renovation of 8,000 square feet into office space, is of strategic importance as it will secure D4's stability and continued presence in Downtown Rochester. D4, who is headquarter at 222 Andrews and is a leading national discovery management, computer forensics, and litigation support organization, requires more space and has been investigating other locations outside of the region to expand their operations. This mixed-use project, which will retain 100 FTEs and has the potential to create 20 new jobs over the next 3 years, will result in a consolidation of D4's local operations at this single location. The applicant is seeking a special PILOT for property tax abatement, as well as mortgage and sales tax abatements. The project has been formally endorsed by the City of Rochester. D4, the tenant, will be seeking sales tax exemption at a later date and submitting an application to COMIDA regarding applicable renovation costs to the building's second floor. The Benefit/Incentive ratio is 1:1. Upon inquiry by the Chair, the applicant representative confirmed that they are aware of the Local Labor requirements. A Public Hearing was held in the City of Rochester on December 20, 2016. The project is exempt from SEQR. After a brief discussion and on a motion made by M. Worboys - Turner and seconded by J. Popli, an inducement resolution and final resolution for exemption from sales and mortgage recording tax, as well as approval of PILOT Agreement, was adopted approving the subject project. All Aye.

On motion made by J. Popli and seconded by G. Collins, minutes for the meeting of November 15, 2016, and the special meeting of December 5, 2016, were reviewed, adopted and approved. All Aye.

Chair Burr asked Jay Popli to report on the meeting of the Governance Committee held on December 2, 2016. Mr. Popli stated that two proposals were submitted in response to the COMIDA monitoring RFP. Based on the board evaluation scores, they recommended moving forward with the Loewke Brill Consulting Group, Inc., and asked for board approval. A motion was made by G. Collins and seconded by J. Popli to approve the committee recommendation. All Aye.

Jeffrey Adair, Executive Director, reviewed the COMIDA Board meeting schedule for 2017, noting various location changes to include a multitude of towns in the county for the board meetings. He explained that we are "taking COMIDA on the road" in 2017.

Chair Burr introduced Mark Geise, Director of Economic Development, to report on the PILOT Review Committee meeting which was held December 6, 2016. Mr. Geise noted that of the 408 companies survey, only three companies were not in compliance in 2015, based on the job survey that was undertaken of all COMIDA PILOT recipients. It was explained that, after a thorough review, the PILOT Review Committee recommended waivers be issued to extend the the PILOTS of the three out-of-compliance companies through 2017. A motion was made by A. Meleo and seconded by G. Collins to approve the committee recommendation to grant the waivers. All Aye.

There being no further business, the meeting was adjourned by Chair Burr.